

**DECEMBER 28, 2004**

**CITY OF GUNNISON COUNCIL**  
**REGULAR SESSION MINUTES**

**7:00 P.M.**

The Regular Session was called to order at 7:00 P.M., by Mayor Ferguson with City Councilors Simillion, Stone, Smits and Duba present along with City Attorney Landwehr, City Manager Collins, City Clerk Davidson, Finance Director Hanson, Community Development Director Westbay, many interested citizens and the press.

**Consideration of Minutes:**

**Regular Session Minutes of December 14, 2004.**

Councilor Simillion moved and Councilor Duba seconded the motion to approve the Regular Session minutes of December 14, 2004, as submitted.

Roll call vote, yes: Simillion, Stone, Ferguson, Smits, Duba. So carried.  
Roll call vote, no: None.

**Pre-Scheduled Citizens:** None.

**Unfinished Business:** None.

**New Business:**

**Selection of Consultant for “Superstore” Fiscal Impact Analysis.** Finance Director Hanson and Community Development Director Westbay reviewed the consultant selection process and the recommendation memorandum dated December 20, 2004, from the Fiscal Impact Steering Committee. The Committee’s recommendation is to continue with the fiscal impact study and to hire Civic Economics to perform said analysis. Discussion ensued. Discussion items included: the cost of the analysis; the need to work with the consultant to develop a workable and flexible model for impacts from any large scale development; the viability and applicability of the analysis; the need to keep the study current on a yearly basis and the costs associated with that update; and the issue of having future developers pay a share of an impact analysis. The City is also waiting for Civic Economics to provide insurance coverage information and the contract won’t be signed until that information is confirmed.

Councilor Stone moved and Councilor Duba seconded the motion to accept the recommendation from the Fiscal Impact Study Steering Committee and City Staff and authorize the Mayor to sign the Contract with Civic Economics, in an amount not to exceed \$25,000.00, with the understanding the scope of service may be subject to revisions through mutual consent of both the City and the consultant.

Roll call vote, yes: Stone, Ferguson, Duba. Motion carried by majority.  
Roll call vote, no: Smits, Simillion.

**Ordinance and Resolutions:**

**Ordinance No. 16, Series 2004; Re: Supplemental Appropriation to 2004 Budget, 2nd Reading.**

Councilor Stone introduced Ordinance No. 16, Series 2004, and it was read by title and with Sections 1, 2, and 3, in their entirety, by the City Attorney.

Councilor Duba moved and Councilor Smits seconded the motion that Ordinance No. 16, Series 2004, **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ADOPTING AN ADDITIONAL APPROPRIATION FOR THE FISCAL YEAR ENDING DECEMBER 31, 2004**, be introduced, read, passed and adopted on second reading this 28th day of December, 2004.

Roll call vote, yes: Ferguson, Smits, Duba, Simillion, Stone. So carried.  
Roll call vote, no: None.

**City Attorney:** Informed Council he is working on the Intergovernmental Agreement with the Gunnison Metropolitan Recreation District for their grant funding of the climbing wall at the new Community Center and this will come before Council for consideration in mid-January.

**City Manager: Mark Collins.** 2005 Departmental Workplans are being developed and will be reviewed by Staff in mid-January.

**Acting City Manager/City Clerk: Gail Davidson.** Gave her semi-annual departmental report. Topics included: EPYCS grant applications are due January 14; the website is being converted to XHTML; Clerk's staff is looking into placing Council packet information on the City website; the Recodified City Code Book is being reviewed; and there will be an informational class offered for anyone wanting to be a candidate in the May, 2005, Regular Municipal Election. Councilor Stone commended the City Clerk for the development and issuance of the Liquor License News that is distributed to City Liquor Licensees. There are no agenda items for next week's Work Session meeting. Council concurred to cancel the Work Session.

**WSC Intern: Matt Johnston.** Not present.

**Non-Scheduled Citizens:**

**T.L. Livermore** asked about the status of the WSC Economic Impact Study. The City Manager will contact the GVEDC and get an update for Mr. Livermore and Council.

**Ralph "Butch" Clark** stated electronic Council packets posted on the website would be a good idea. The National Park Service has made available, through the University of Michigan, a model that assists areas to assess the impacts of tourism. This might be helpful to the Gunnison Basin.

**Rick Miller** reiterated the fiscal impact study needs to be updated annually. He has concerns the CD Department doesn't have the staff or funds available for this update and urged Council to facilitate the yearly update. He commented that the City is making it too difficult for a local business, i.e. Wal-Mart, to expand due to the proposed design standards. He encouraged Council to have an open mind. Council and citizen discussion ensued about the proposed design standards and their impact on economic growth.

**General Discussion/Items for Work Session:**

**Councilor Smits:** Thanked the Police Department for sponsoring the annual Christmas Party. It was a great party. Councilor Smits suggested increasing the budget for next year's party. Council concurred with Councilor Smits on the great party.

**Mayor Ferguson:** Thanked the citizens present and the Fiscal Impact Study Steering Committee for all of their work during the selection process.

**Councilors Duba, Simillion and Stone:** Nothing further to report.

**Adjournment:** At 7:44 P.M.

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Mayor

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City Clerk